



Board of Zoning Appeals

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

DECEMBER 10, 2018

9:30

Calendar No. 18-257: 4142 Rocky River Drive

Ward 17

Martin J. Keane

21 Notices

Prime Properties, owner, proposes to build an addition to an existing non-conforming gas station in a Residential Attached Townhouse District 2 (RA2) The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 343.11(b)(I)(I) which states that a gas (service) station is first permitted in General Retail Business District.
2. Section 359.01(a) which states that no expansion or other change in such nonconforming use to other than a conforming use shall be permitted except by special permit form the Board of Zoning Appeals; proposed expansion is a building addition. (Filed November 6, 2018)

9:30

Calendar No. 18-258: 3294 Denison Avenue

Ward 14

Jasmine Santana

13 Notices

AnhQuynh T. Dinh, owner, proposes to install a new 5 foot tall ornamental fence in the actual front and side street yard of a property located in a C2 Local Retail Business District. The owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 358.05(a)(2) which states that a fence in the actual front yard and side street yards in Local Retail Business District shall not exceed 4 feet in height, and a 5 foot tall fence is proposed in actual front and side street yard. (Filed November 8, 2018)

9:30

Calendar No. 18-259: 6201 White Avenue

Ward 7

Basheer S. Jones

13 Notices

Alfreda Davis, owner, proposes to use dwelling unit for "Type A" Day Care in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of Section 337.03 of the Cleveland Codified Ordinances which states that child care use requires approval from the Board of Zoning Appeals and is required to be 30' from any adjoining premises in residence district not use for a similar purpose as referenced in One family zoning District 337.02(f)(3)(c). The proposed child care is surrounded by Two-Family District. (Filed November 13, 2018)

9:30

Calendar No. 18-260: 6201 Denison Avenue

Ward 14

Jasmine Santana

21 Notices

Luis Morales, owner, proposes to change use from store to restaurant in a C2 General Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that 7 parking spaces are required at the rate of one for each four seats and 5 spaces are proposed.
2. Section 352.10 which states that a 6 foot wide landscape strip required along W. 62 Street where parking lot abuts street and no landscaping is proposed.
3. Sections 352.08 through 11 which state that a 10 foot wide transition strip is required at the rear where the lot abuts Two-Family District and no landscaping is proposed.(Filed November 15, 2018)

9:30

**Calendar No. 18-261: 2618 North Moreland/
Violation Notice**

Ward 4

Kenneth L. Johnson

N. Moreland-Larchmere, LLC., owner, appeals under the authority of Section 76-6 of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from Notice of Violation Number V18035384 issued on October 19, 2018 by the Cleveland Department of Building and Housing for failure to comply with Section 327.02(c) of the Cleveland Codified Ordinances which states that there shall be no change, substitution or extension in the use of any building or premises until the required use permit and Certificate of Occupancy has been issued by the Division of Building and Housing. (Filed November 16, 2018).

9:30

Calendar No. 18-263: 807 Literary Road

Ward 3

Kerry McCormack

20 Notices

805/807 Literary Rd. LLC., owner, proposes to establish use as a wholesale coffee roasting business in a C1 General Retail Business District. The owner appeals for relief from the strict application of Section 343.11 of the Cleveland Codified Ordinances which states that a wholesale business is not permitted in the General Retail Business District. Per Section 345.03(c)(19) wholesale business is first permitted in Semi-Industry District. (Filed November 26, 2018)

POSTPONED FROM NOVEMBER 5, 2018

9:30

Calendar No. 18-183: 4445 State Rd.

Ward 13

Kevin J. Kelley

23 Notices

Fred Mason, owner, proposes to establish an 1800 square foot café on the first floor in a C1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that parking is required at the rate of one space per employee, plus one space for each 100 square feet of floor area. 19 parking spaces required no code compliant parking is provided.
2. 347.07(a) Parking spaces and maneuvering area are required to be paved and drained so that all water is drained within the lot providing such parking spaces and no paving or drainage is proposed. (Filed August 22, 2018-No Testimony) *SECOND POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT DUE TO A SCHEDULING CONFLICT. FIRST POSTPONEMENT MADE AT THE REQUEST OF CDC TO ALLOW FOR TIME FOR FURTHER REVIEW.*

POSTPONED FROM NOVEMBER 12, 2018

9:30

Calendar No. 18-237:

2121 W. 6 Street

Ward 3

Kerry McCormack

15 Notices

Cleveland Lofts LLC., owner, proposes to erect a 4 story single family residence with an attached garage on a 4,515 square foot lot in a B1 Multi-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 355.04(a) which states that the maximum gross floor area in a 'B' area district shall not exceed ½ the lot area, or in this case 2,257 square feet and the appellant is proposing 3,606 square feet. The minimum lot area for a single family dwelling in a "B" area district is 4,800 square feet and the proposed lot area is approximately 4,515 square feet.
2. Section 353.01(b) which states that the maximum permitted building height is 35'-0" and the proposed building height is 39'-6".
3. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed October 18, 2018-No Testimony) *FIRST POSTPONEMENT MADE AT THE REQUEST OF THE APPELLANT TO ALLOW FOR TIME FOR BLOCK CLUB REVIEW.*